

From: John and Heather Dietz [mailto:johnandheatherdietz@me.com]
Sent: Saturday, February 04, 2012 8:00 AM
To: APC
Subject: Forwarded letter from Valley View residents to Mr. Skelton

We sent this letter to Mr. Skelton yesterday but I failed to include the APC email address. I apologize and am forwarding the letter here so you will have it before the Monday meeting.
Best regards,
John Dietz

Matthew S Skelton Esq.
Director Economic and Community Development
City of Westfield
2728 E. 171st Street
Westfield, IN 46074

Dear Matt:

The residents of Valley View, Viking Meadows want to thank you for coming to our neighborhood to talk about the proposed PUD change in our area. You helped us understand the situation in greater depth and we felt you understood our concerns. We especially appreciated your candid explanation of ongoing construction on Lot 7 in our neighborhood. We also appreciated viewing the plans for the Lot 7 house as well as the recent modifications by the City to the proposed PUD change. As mentioned Wednesday night, existing homeowners feel that the roof pitch is an important feature of our neighborhood which sets our homes apart. Nevertheless, we want to be supportive of the City and our neighbors in a constructive dialogue.

We have several concerns. First, this amendment request was made on behalf of two lot owners yet was introduced in the graphical representation of the lots in question to cover 13 lots all owned by Pulte. We understand the PUD governs all lots that have not been improved upon at this time. We would be happy to support the PUD change to address only Lots 1 and 7, where plans have been submitted to the City for review and consider changes to the other lots if a request is filed in the future.

We would like to respectfully request that the Planning Commission consider an alternative PUD change which would allow the owners of Lot 1 to complete their Prairie style home and would reconcile the ongoing construction on Lot 7 with the PUD. But we request that changes be approved only for those two lots.

To this end we would like to propose on page 6 Exhibit B, item 4, to strike the

added amended sentence and replace it with language to the effect that "Lot 1 and Lot 7 have been approved for a lesser roof pitch due to architectural style". On page 9 Exhibit C, item 4, we request to strike the added amended sentence since there are no proposed home plans for Parcel D at this time.

Our group is also concerned about the explanation of historical architectural styles contained in footnote 1, appearing on page 8 and page 11 of the proposed PUD changes. This footnote outlines a number of historical styles such as Colonial, Cape Cod, Craftsman, Farmhouse, French Country and adding "Prairie". However, the section goes on to include wording which is broad, vague and open to a wide range of interpretations and we request the following phrase is removed: "...or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing." We trust that the Department is fully capable of determining whether a specific house plan qualifies as a historical style and that other language is confusing.

We fully support your edits changing the "Developer's New Construction Committee" to the "Department" on page 7, 8, 10 and 11. We are grateful for the clarity those changes will bring to the PUD.

Current owners feel that roof pitch is a cultural statement in our neighborhood which sets these homes apart from other developments. Nevertheless, we are willing supporters of lesser roof pitches on Lots 1 and 7 to resolve the current issues in an amicable fashion. We believe future changes should be reviewed at the appropriate time if the proposed construction does not comply with existing PUD standards.

Sincerely,

The following residents of Valley View, Viking Meadows:

John and Heather Dietz Lot 17

Marc and LoriAnn Gerdisch Lot 28

Christopher Golightly Lot 15

William and JoAnne Jonathan Lots 23,24,25

William and Jennifer Lehman Lot 22

Gregory S. Lewis Lot 14

John and Donna Thorman, Lot 5

Patrick and Kathleen Zachary Lot 3